

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Hibiscus, LLC/The Grove at River Oaks

Case #: 52 R 03

Date: June 24, 2003

Comments:

1. Comments will be available at the meeting.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Hibiscus, LLC/The Grove at River Oaks

Case #: 52 R 03

Date: June 24, 2003

Comments:

1. Fire sprinkler systems required at permit.
2. Show all fire mains and sprinkler mains on civil plans.
3. Show hydrants along fire lane. A hydrant is required at every main turn.
Unloading hose from truck after connection to hydrant requires a straight run.
4. Provide flow test for connection to NFPA 24 private fire main system.
5. Width of fire lane at entrance is insufficient. 20 ft required or justification.
6. DDC required at point of connection for private main system to city main.
7. Show sprinkler mains on Civil plans.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Hibiscus, LLC/The Grove at River
Oaks

Case #: 52 R 03

Date: June 24, 2003

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Hibiscus, LLC/The Grove at River Oaks

Case #: 52 R 03

Date: June 24, 2003

Comments:

1. Make sure the street trees meet the requirements of Ordinance C-02-32 regulating Interdistrict Corridor provisions. Shade trees are required, the plan shows only palms.
2. What is the paving surface for the vehicular use area? Is it pervious, such as pavers on sand? If not, many of the trees in that area would be in areas too narrow.
3. Verify that open space requirements are met. Sec. 47-18.21.H.2 appears to require 200 square ft. of open space per unit., not 150 square ft. as the calculations show.
4. Indicate any utilities that would affect proposed planting, such as overhead powerlines, on the Landscape Plan. Overheads should be placed underground.
5. A fence or wall adjacent to a street requires planting on the street side of the fence (as per Code requirements.)
6. Provide a list of the existing trees and palms on site, their names and sizes. All Tree Preservation Ordinance requirements apply. An “overlay” may be required showing designated trees, which may require preservation. Site plan modification may be required to preserve existing “large desirable trees”. Relocation may be an option for certain trees. Existing trees must have sufficient landscape base area to support the tree. If there are trees on neighboring properties that have canopy overhang on the subject property, they need to be shown. “Equivalent replacement for removed trees or palms to be above min. site Code requirements.

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Division: Planning

Member: Lois Udvardy
Planner II
Office Ph. 954-828-5862
Office Fax: 954-828-5858
Email: loisu@cityfort.com

Project Name: Hibiscus, LLC/The Grove at River Oaks **Case #:** 52 R 03

Date: June 24, 2003

Site Plan Approval/62 Unit Multifamily/B-2 – Requires allocation of flex units
1351 State Road 84.

Comments:

1. Development is subject to Sec. 47-18.21, Mixed Use Development, and requires allocation of flexibility units pursuant to Sec. 47-28.K., Allocation of flex for mixed-use development. This project is located in Flex Zone 56, which has sufficient units available. Provide a point-by-point narrative indicating how this project meets these requirements.
2. Mixed Use Development may be permitted as a conditional use. Conditional Use requires review by the Planning and Zoning Board and is subject to City Commission Request for Review within 30 days of PZ Board review. Provide a point-by-point narrative of how this development meets the Conditional Use criteria in Sec. 47-24.3.E.
3. Provide a point-by-point narrative indicating how this projects meets Sec. 47-25.2, Adequacy Requirements.
4. Provide a point-by-point narrative indicating how this development meets Neighborhood Compatibility Requirements, Sec. 47-25.3.
5. A plat amendment will be necessary as Tract “D” of the Beta Plat is restricted to a 126 room limited service hotel. A separate submittal is required for this amendment, which must be approved by the City Commission. Pursuant to Sec. 47-25.2.F., Adequacy Requirements, Parks and Open Space, a minimum of three (3) acres property per 1,000 residents or cash equivalent value is required prior to a building permit being issued for this development. The cash equivalent for 62 units is \$46,872.

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6. Development must comply with Sec. 47-23.9.B, Interdistrict corridor requirements for property abutting State Road 84. Provide a point-by-point narrative outlining how this project meets these requirements along with percentage requirements.
7. A minimum of seventy-five (75) percent of the linear frontage of a development site along State Road 84 shall be occupied by a ground floor building wall located twenty (20) feet from curb line (Sec. 47-23.9.B.2.a.) Provide a dimension on the site plan from the curb line to the building wall.
8. Provide elevations for all buildings. Elevations have been provided for Building 9 and cabana only. Building 2 on State Road 84 requires first floor transparency according to Sec. 47-23.9.B.2.b. A minimum of thirty-five per cent (35%) of the first floor facade shall utilize transparent elements such as windows, doors and other fenestration. Awnings, canopies or arcades shall be provided over all doors, windows and other transparent elements required pursuant to subsection b. above.
9. Discuss pedestrian connection and internal sidewalks at DRC meeting.
10. Discuss note indicating, "Garbage collection will be 'curbside' pickup." Elaborate on type of collection, carts, dumpster, etc. Contact Greg Slagle, Solid Waste Supt., at 954-828-5341 for information on City sanitation regulations.
11. Development must comply with Sec. 47-18.21.H., Landscaping and open space. For developments of between twenty-six (26) and one hundred (100) residential units, or developments of greater than fifteen (15) dwelling units per acre up to twenty-five (25) dwelling units per acre density: a minimum of two hundred (200) square feet of open space per unit. Development appears to be 3,100 S.F. short of open space. Plans indicate only one hundred fifty (150) S.F. per unit is proposed. A public plaza a minimum of 1,400 gross S.F. must also be provided.
12. Pursuant to Sec. 47-18.21.J., Mixed Use, a minimum seven (7) foot sidewalk is required. Also, pursuant to Sec. 47-23.9.B.2.d., sidewalk shall be installed between the curb line and building line at least four (4) feet from curb line.
13. Bufferyard and wall are required where B-2 abuts residential to the north and west.
14. Discuss drive isles and back out space from garages with Engineering representative.
15. Dimension parallel parking spaces.
16. Landscaping plan doesn't match site plan.

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17. Provide details of any fencing proposed. Fencing must meet the requirements of Sec. 47-23.9.B.2.f.
18. Discuss street trees with Landscape representative at DRC meeting.
19. Pursuant to Sec. 47-23.9.B.2.H.i., VUA, no parking or vehicular use area except driveways providing access to a right-of-way shall be permitted on the development site within twenty (20) feet of the curb line.
20. Provide colors and material information.
21. Provide a material, vehicle and construction/sales trailer site plan.
22. It is recommended the applicant meet with the adjacent neighborhood associations (River Oaks and Edgewood) prior to Planning and Zoning Board hearing.
23. Additional comments may be forthcoming at DRC meeting.

Narratives required prior to pre PZ sign offs:

- Sec. 47-18.21, Mixed Use Development
- Sec. 47-24.3.E, Conditional Use Criteria
- Sec. 47-25.2, Adequacy Requirements
- Sec. 47-25.3, Neighborhood Compatibility Requirements
- Sec. 47-23.9, Interdistrict Corridor Requirements

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Division: Police **Member:** Det. Gary J. Gorman
954-828-6421

Project Name: Hibiscus, LLC/The Grove at River Oaks **Case #:** 52 R 03

Date: June 24, 2003

Comments:

1. Will impact resistant glass be used?
2. Will there be a security fence/wall around project?
3. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
4. Will all garages have secondary locking devices?
5. Will first floor entry doors have 180 degree viewing devices? (peep hole)
6. All entry doors and locking devices will have sufficient security rating.
7. Will each unit have a perimeter security system to include glass break detection, and panic buttons for emergency conditions?
8. Will CCTV be used to monitor entry/exit point and cabana/ pool area?
9. All supplied landscaping will allow for full view of access points to/from residences.
10. Why is there no rear access/door to any of the residences?
11. **Please submit comments in writing prior to DRC sign-off.**

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Hibiscus, LLC/The Grove at River Oaks

Case #: 52 R 03

Date: June 24, 2003

Comments:

1. The proposed multifamily project located in a B-2 zoning district is subject to 47-18.21 Mixed Use requirements and section 47-28.1.K allocation of flex for mixed use developments.
2. The proposed development site is abutting State Road 84 an Interdistrict Corridor pursuant to section 47-23.9, provide a narrative outlining how the proposed project complies with the Interdistrict requirements.
3. Pursuant to section 47-18.21.H the open space requirement is 200 S.F. per residential unit the proposed development has 62 residential units the open space requirement is 12,400 S.F. not the 9,300 S.F. proposed.
4. Pursuant to section 47-18.21 a minimum of a seven (7) foot sidewalk is required and a public plaza.
5. Mixed Use projects in the B-2 zoning district are Conditional Uses pursuant to section 47-6.12.
6. Pursuant to section 47-25.3 Neighborhood Compatibility requirements apply to the proposed Mixed Use project. The buffer yard requirements apply where the non-residential property abuts the residential property. Provide a narrative outlining how the proposed project complies with Adequacy requirements of section 47-25.2 and Neighborhood compatibility requirements of section 47-25.3 point by point.
7. Provide design details of the proposed fence and wall.
8. The photometric lighting values shall be taken at the residential property line and shall not exceed ½ footcandle pursuant to section 47-20.14.
9. Signage shall comply with section 47-22.

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10. Indicate the location of all mechanical equipment for compliance with 47-25.3 and 47-19.2.S.
11. Additional comments may be forthcoming at DRC meeting.